

058.C

0001

0225.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

527,900 / 527,900

USE VALUE:

527,900 / 527,900

ASSESSED:

527,900 / 527,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Owner 1:	MENSEAH ROBERT D	Unit #:	225
Owner 2:			
Owner 3:			

Street 1: 6 FOREST ST

Street 2:

Twn/City: LEXINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02421		Type:		

PREVIOUS OWNER

Owner 1:	NARDELLA SARAH D/COSMO D -
Owner 2:	NARDELLA ROSALIA -
Street 1:	1 WATERMILL PL #225
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1071 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								153247
								GIS Ref
								GIS Ref
								Insp Date
								10/05/17

PREVIOUS ASSESSMENT								Parcel ID	058.C-0001-0225.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	513,300	0	.	.	513,300	513,300	Year End Roll	12/18/2019
2019	102	FV	479,900	0	.	.	479,900	479,900	Year End Roll	1/3/2019
2018	102	FV	399,100	0	.	.	399,100	399,100	Year End Roll	12/20/2017
2017	102	FV	372,200	0	.	.	372,200	372,200	Year End Roll	1/3/2017
2016	102	FV	372,200	0	.	.	372,200	372,200	Year End	1/4/2016
2015	102	FV	337,700	0	.	.	337,700	337,700	Year End Roll	12/11/2014
2014	102	FV	314,400	0	.	.	314,400	314,400	Year End Roll	12/16/2013
2013	102	FV	314,400	0	.	.	314,400	314,400		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NARDELLA SARAH	71490-248	2	8/17/2018		555,000	No	No		
BYRNES AMY C	36514-536		9/25/2002		325,000	No	No		
ZANIBONI WALTER	30677-575		9/21/1999		231,000	No	No		
	21088-509		4/1/1991			1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/1/2019	1	Heat App	12,000	C					12/3/2020	Mail Update	JO	Jenny O
									10/5/2017	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden				Full Bath: 2	Rating: Average			Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: 6 - Stucco	10%			OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir: N - NONE				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1988	Eff Yr Blt:			Location: F - Front				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 4	BRs: 2	Baths: 2	HB					
Const Mod:				% Own: 0.904900014				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name: 25 - 6040				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: GD - Good	14.	%		Interior:	1	4	2	0					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wall: 1 - Drywall				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 4 - Carpet				Total:	14.9	%		Electric:									
Sec Floors:	%			CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 320.00				General:									
Subfloor:				Size Adj.: 1.06022406				COMPARABLE SALES				SUB AREA					
Bsmnt Gar: 1				Const Adj.: 0.97656715				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL				
Electric: 3 - Typical				Adj \$ / SQ: 331.322													
Insulation: 2 - Typical				Other Features: 45375													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 3 - Electric				NBHD Inf: 1.54999995													
Heat Type: 6 - Elec Base/B				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC: 100		Adj Total: 620341													
Solar HW: NO		Central Vac: NO		Depreciation: 92431													
% Com Wall		% Sprinkled:		Deprecated Total: 527911													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 058.C-0001-0225.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			